NOTICE TO APPLICANT
Address of Property:
1689 Noble DR NE

City Council District: 6 Neighborhood Planning Unit (NPU): F

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, September 12, 2019 at 12:00 p.m.

Council Chambers, 2nd Floor, City Hall
55 Trinity Avenue, S.W.

The contact person for NPU F is:
Debbi Skopczynski
404-874-7483
zoning@nputatlanta.org

Contact info for adjacent NPUs is provided below if necessary:

Additional Contacts:


Please contact the person(s) listed above within five days to find out which meetings you will be required to attend before the next NPU meeting. If you are unable to reach the contact person, please call the city’s NPU Coordinator at 404-330-6145.

Signed,

[Signature]

MARK ARNOLD

Department of City Planning
Office of Zoning & Development

JUL 24 2019

55 Trinity Ave. S.W.
Ste. 3350
Atlanta, GA
City of Atlanta
Department of City Planning
Office of Zoning and Development
55 Trinity Avenue, Suite 3350
Atlanta, Georgia 30303
Phone: 404-330-6145

REFERRAL CERTIFICATE

COUNCIL DISTRICT 6 APPLICATION NUMBER V-19-176
NPU F DATE FILED July 24, 2019

Mark F. Arnold
Name of Applicant

BUILDING PERMIT AUTHORIZING
Construction of a Detached Accessory Structure

at 1689 Noble Drive NE 18th/56
Street Address Quadrant District & Land Lot

to be used for Residential purposes

The property is zoned R-4 District

2. The Building Permit Was Denied For The Following Reasons:

Applicant seeks a variance from the zoning regulations to (1) Reduce the required east side setback from 7 feet to 3 feet. (2) Reduce the required rear yard side setback from 15 feet to 3 feet to construct a detached accessory structure. (3) Exceed total floor area of proposed detached accessory structure from 30% to 40% of the main structure.

Applicant seeks no other variances at this time.

A Complete Plan Review Was Not Conducted

1982 ZONING ORDINANCE, AS AMENDED

Chapter 6 Section 16-06.008 Paragraph (2)

Chapter 6 Section 16-06.008 Paragraph (3)

Chapter 28 Section 16-28.004 Paragraph (3)

Thomas Otoor 07/24/2019
Plan Reviewer Date

[Applicant's Signature] 7/24/19
Applicant Date
APPLICATION FOR BOARD OF ZONING ADJUSTMENT

Please mark “X” next to the type of application(s) you are submitting:

<table>
<thead>
<tr>
<th>Variance</th>
<th>[ ]</th>
</tr>
</thead>
<tbody>
<tr>
<td>Special Exception</td>
<td>[ ]</td>
</tr>
<tr>
<td>Variance &amp; Special Exception</td>
<td>[ ]</td>
</tr>
</tbody>
</table>

Date Filed: July 24, 2019 Application Number: V-19-176

Name of Applicant: Mark F. Arnold Daytime Phone: (404) 939-3690

Company Name (if applicable): Mark Arnold, Architect email: markarnoldarchitect@gmail.com

Address: 1126 N Highland Ave, NE Atlanta GA 30306

Name of Property Owner: Jay & Amy Grantham Phone: (919) 796-2168

Address: 1689 Noble Drive, NE Atlanta GA 30306

Description of Property

Address of Property: 1689 Noble Drive, NE Atlanta GA 30306

Area: ___________ Land Lot: ___________ District: ___________ Dekalb County, GA.

Property is zoned: ___________, Council District: ___________, Neighborhood Planning Unit (NPU): ___________

TO THE BOARD OF ZONING ADJUSTMENT: Applicant, having received an adverse order or requirement from the administrative officer in seeking a building permit or certificate of occupancy, hereby requests that the Board of Zoning Adjustment grant a Variance or Special Exception.

I hereby authorize the staff of the Office of Zoning and Development to inspect the premises of the above-described property. I understand that it is my responsibility to post a public notice sign on the property according to the instructions given to me by the Office of Zoning and Development upon filing this application. I swear that all statements herein and attached hereto are true and correct to the best of my knowledge and belief.

Mark F. Arnold

Print Name of Owner Agent

Department of City Planning
Office of Zoning & Development

Sworn To And Subscribed before Me this ___________ Day Of __________, 2019.

Notary Public
SUMMARY & JUSTIFICATION FOR VARIANCES

Directions: Complete responses must be provided for ALL questions. Incomplete applications will not be accepted. The space below may be utilized or responses may be submitted as a separate attachment. Specific criteria for Board approval of variances may be found on page 7. The justification must address these criteria. Please submit a typewritten or legible justification.

State whether the property described in this application is subject to a pending application or ordinance for a Rezoning or Special Use Permit. YES NO. (If yes, the variance/special exception request will be rescheduled to a hearing following the final approval by City Council & the Mayor.)

Summary of proposed construction changes to buildings or site (shall not replace submittal of written criteria). (Examples: “Convert a 100’ x 200’ retail space into a restaurant.” “Install a 6-foot high opaque wooden wall (‘privacy fence’ with 6-foot high opaque wall gates.”)
Construction of a new accessory structure.

Proposed Lot Coverage (After Construction): Calculate total amount of lot coverage on entire property, after completion of proposed construction, including existing and proposed buildings and other structures; sidewalks, driveways, parking pads, patios, gravel, etc.; everything except natural planted or undisturbed areas.

5,969 covered square feet / 12,076 total lot square feet = 49.4% proposed lot coverage

50% maximum allowed lot coverage

Variance Criteria (see page 6 for detailed criteria):

1) What are the extraordinary and exceptional conditions pertaining to the particular piece of property in question (size, shape or topography)? (see attached justification)

2) How would the application of the Zoning Ordinance of the City of Atlanta to this particular piece of property create an unnecessary hardship? (see attached justification)

3) What conditions are peculiar to this particular piece of property? (see attached justification)

4) Submit facts to show that relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the Zoning Ordinance of the City of Atlanta. (see attached justification)

Office of Zoning & Development

August 2016 - Page 5 of 12
Jay & Amy Grantham  
1689 Noble Drive, NE  
Atlanta, Georgia 30306  
(404) 796-2168  
granthamji@gmail.com

July 19, 2019

City of Atlanta  
Department of Planning and Community Development  
Bureau of Planning, Current Planning Division  
55 Trinity Avenue, Suite 3350  
Atlanta, GA 30335

re: 1689 Noble Drive, NE 30306

Planning Staff:

We are planning renovations and additions to our home consisting of a new front entry porch and a new carriage house. The new front porch will replace a non-historical door surround and provide protection from inclement weather. The new carriage house will replace an existing dilapidated two-car garage and provide additional living space for our growing family. The existing garage currently encroaches 3.9 feet into the side yard setback. We'd like to construct the proposed carriage house 3.5 feet from the east side yard property line and 3 feet from the rear yard property line. We, therefore, request the east side yard setback be reduced from the required 7 feet to 3.5 feet and the rear yard setback be reduced from the required 15 feet to 3 feet. We offer the following items in support of our variance request:

- Variance Application  
- Proposed Site Plan  
- Referral Certificate  
- Proposed Plans & Elevations

The subject property is zoned R-4. We believe the property meets the variance criteria laid out in Section I6-26.003 in the Zoning Guidelines in the following ways:

Extraordinary/Exceptional Conditions Pertaining to the Property because of its Size/Shape

The street frontage of our lot is just under 65 feet versus the required minimum width of 70 feet and, therefore, does not meet the minimum requirements for an R4 lot. To the best of our knowledge, this feature has been in place since the house was originally constructed in 1920.

The Application of the Zoning Ordinance to this Property would create an Unnecessary Hardship

Our variance request pertains only to the carriage house. We have designed the structure to compliment the Dutch colonial architectural style of our house and we have sited the structure to preserve the usable back yard space. By locating the accessory structure at the rear corner of our property, we will be able to create a play space within sight of the house, slightly increase the usable area of our backyard, and protect the large 46" Oak tree that is the centerpiece of our backyard. Denial of our variance request would create a hardship in that it would not allow us to achieve these goals. (We have also maintained a safe distance from our neighbor's pine tree and anticipate the removal of two unhealthy trees on our lot.)
Such conditions are peculiar to the particular piece of property involved

Many of the lots in intown Atlanta have features that are in conflict with the current zoning ordinance. The specific deficiencies of this lot are the street frontage of 64.93 feet versus the required 70 feet.

The Variance would not cause substantial detriment to the public good or impair the purpose and intent of the Zoning Ordinance of Atlanta

The existing garage encroaches 3.9 feet into the east side yard setback. Our request for a 3.5 foot setback will only slightly increase this existing degree of non-conformity. The request for a 3 foot rear yard setback is typical of the historic platting of Morningside and other intown neighborhoods.

The variances, if granted, will not cause substantial detriment to the public good or impair the purposes and intent of the Zoning Ordinance of the City of Atlanta. Relief, if granted, will not distract from people's use and enjoyment of adjoining and surrounding properties. The proposed construction is in harmony with construction on neighboring lots, and allows for adequate light and air. We believe the proposed construction is in keeping with the orderly evolution of this neighborhood and will promote desirable living conditions for the homeowner as well as the neighborhood.

Thank you for your consideration in this request.

Sincerely,

Amy & Jay Grantham
AUTHORIZATION BY PROPERTY OWNER

(Required only if the person filing the application is not the owner of the property subject to the proposed application.)

(Please print clearly. Must be the original document. A copy will not be accepted.)

I, Joesph Grantham (OWNER’S NAME) SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 1689 Nobe Pkwy NE Atlanta, GA 30306 (PROPERTY ADDRESS). AS SHOWN IN THE RECORDS OF Dekalb COUNTY, GEORGIA, WHICH IS THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED BELOW TO FILE THIS APPLICATION AS MY AGENT.

OWNER’S TELEPHONE NUMBER: (404) 796-2168

[Signature of Owner]

[Print Name of Owner]

NAME OF APPLICANT:

LAST NAME Arnold FIRST NAME Mark

ADDRESS 700 N. Highland Ave SUITE

CITY Atlanta STATE GA ZIP CODE 30304

APPLICANT’S TELEPHONE NUMBER: (404) 999-8000

APPLICANT’S EMAIL ADDRESS: markardar@architect.com

PERSONALLY APPEARED BEFORE ME THE ABOVE NAMES, WHO SWEARS THAT THE INFORMATION CONTAINED IN THIS AUTHORIZATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Notary Public]

DATE 7-24-2020

[Notary Public]

DATE 7-24-2020

Department of City Planning
Office of Zoning & Development

55 Trinity Ave. S.W.
Ste. 3350
Atlanta, GA

January 2018 - Page 9 of 12
CITY OF ATLANTA
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 TRINITY AVE SW, ATLANTA GA 30303
404-330-6070

Application: V-19-176
Application Type: Planning/BZA/Variance/NA
Address: 1689 NOBLE DR NE, ATLANTA, GA 30306
Owner Name: BALLOUN JOHN MARK OR BALLOUN LISA MARIE
Owner Address: Application Name: 1689 NOBLE DRIVE

Receipt No.: 659430
Payment Method: Credit Card
Ref Number: Amount Paid: $100.00
Payment Date: 07/24/2019
Cashier ID: LALANG
Received: mc
Comments: BALLOUN JOHN MARK OR BALLOUN LISA MARIE

Work Description:
APPLICANT SEEKS A VARIANCE FORM THE ZONING REGULATIONS TO (1) REDUCE THE REQUIRED EAST SIDE SETBACK FROM 7 FEET TO 3 FEET. (2) REDUCE THE REQUIRED REAR YARD SIDE SETBACK FROM 15 FEET TO 3 FEET TO CONSTRUCT A DETACHED ACCESSORY STRUCTURE. (3) EXCEED TOTAL FLOOR AREA OF PROPOSED DETACHED ACCESSORY STRUCTURE FROM 30% TO 40% OF THE MAIN STRUCTURE.

CITY OF ATL BLDG PERM
55 TRINITY AVE STE 135
ATLANTA, GA 30303
07/24/2019 13:21:17
CREDIT CARD
MC SALE
Card #: XXXXXXXXXX03912
Chp Card: MasterCard
AID: A000000000H1010
ATC: 00A2
ARQ C: 63AD7380F23C22A
SEQ #: 17
Batch #: 100
INVOICE: 17
Approval Code: 024658
Entry Method: Chip Read
Mode: Issuer

SALE AMOUNT $100.00

CUSTOMER COPY

GENERAL NOTES

- Remove Stock of Mission/Montecito wood/railing/trim from Bozeman Trim locations. If 3/4" x 10" cedar trim is no longer available, do not use MDF trim. Instead use trim flats, and use pine trim as appropriate. 

- Reface or replace doors and/or windows and Bozeman Trim locations to be completed after installation of doors and windows. 

- All doors and windows to be installed after installation of trim flats.